RUPP|STEVEN

FOR SALE

13 DUPLEXES | 26 RENTAL UNITS | $4,969,000.00

OFFERED AS ENTIRE PORTFOLIO OR IN SMALLER PACKAGES

HICKORY CREEK CT & WHEATLAND ST | WICHITA, KS 67235









MAIN DETAILS

Total Buildings / Rental Units: 13 duplexes, 26 rental units
Potential Monthly Gross Income: $41,470.00 (assumes 26 rental units)
Monthly Rent Per Unit: $1,595.00
Year Built: 2025
Building Finished Area: 2,488 SF per duplex
Bedrooms / Baths Per Duplex: 6 bedrooms, 4 full baths
Bedrooms / Baths Per Unit: 3 bedrooms, 2 full baths
Basement: Slab / No basement
Purchase Options: Entire portfolio or seller approved smaller packages

Please Note: Bedroom, bathroom and square footage figures are inferred from county building totals and require confirmation

Showings: No showings will be permitted until an LOI or offer with mutually agreed terms has been established between Buyer and Seller. Once terms are agreed upon, a property showing can be coordinated with existing tenant.

ReeceNichols SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of ReeceNichols Alliance

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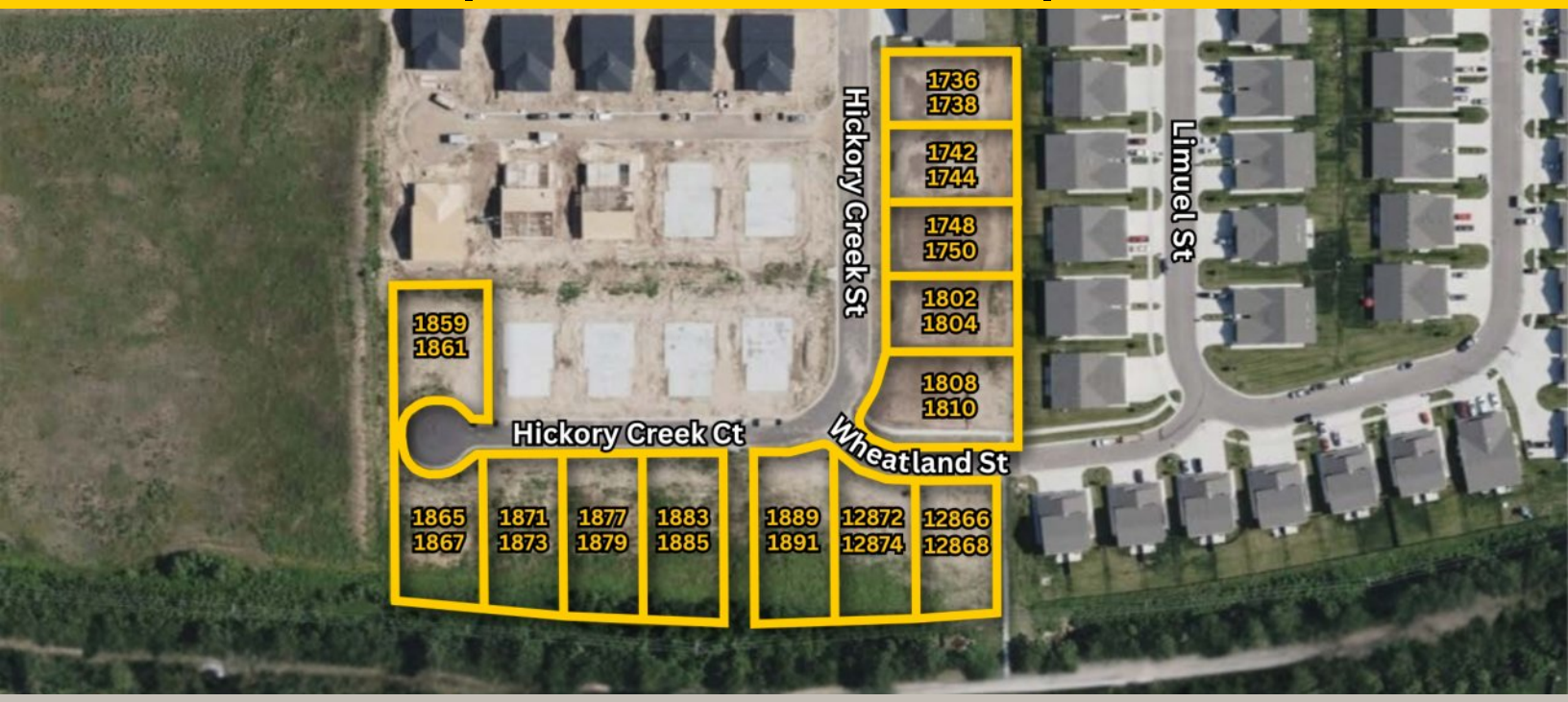
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COMPLETE PORTFOLIO RENT ROLL

Duplex Address	Unit 1	Unit 2	Monthly Gross	Asking Price
1736-1738 Hickory Creek St	$1,595.00	$1,595.00	$3,190.00	$379,000.00
1742-1744 Hickory Creek St	$1,595.00	$1,595.00	$3,190.00	$379,000.00
1748-1750 Hickory Creek St	$1,595.00	$1,595.00	$3,190.00	$379,000.00
1802-1804 Hickory Creek St	$1,595.00	$1,595.00	$3,190.00	$379,000.00
1808-1810 Hickory Creek St	$1,595.00	$1,595.00	$3,190.00	$379,000.00
1859-1861 Hickory Creek Ct	$1,595.00	$1,595.00	$3,190.00	$379,000.00
1865-1867 Hickory Creek Ct	$1,595.00	$1,595.00	$3,190.00	$379,000.00
1871-1873 Hickory Creek Ct	$1,595.00	$1,595.00	$3,190.00	$379,000.00
1877-1879 Hickory Creek Ct	$1,595.00	$1,595.00	$3,190.00	$379,000.00
1883-1885 Hickory Creek Ct	$1,595.00	$1,595.00	$3,190.00	$379,000.00
1889-1891 Hickory Creek Ct	$1,595.00	$1,595.00	$3,190.00	$379,000.00
12866-12868 Wheatland St	$1,595.00	$1,595.00	$3,190.00	$379,000.00
12872-12874 Wheatland St	$1,595.00	$1,595.00	$3,190.00	$379,000.00
Total - 26 Units			**$41,470.00**	**$4,969,000.00**

- All 26 rental units, grouped by duplex. Monthly rent is based on the seller-provided rent roll, with full occupancy for the potential gross income presentation. Potential gross income is not a net operating income or a guarantee of collections.

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PROPERTY TAXES & REMAINING SPECIAL ASSESMENTS

Duplex Address	2026 General	2026 Specials	Total Tax	Specials Payout
1736-1738 Hickory Creek St	$2574.31	$1,666.42	$4,240.73	$33,814.91
1742-1744 Hickory Creek St	$2,989.74	$1,666.42	$4,656.16	$33,814.91
1748-1750 Hickory Creek St	$2,989.74	$1,666.42	$4,656.16	$33,814.91
1802-1804 Hickory Creek St	$2,989.74	$1,666.42	$4,656.16	$33,814.91
1808-1810 Hickory Creek St	$3,066.06	$1,666.42	$4,732.48	$33,814.91
1859-1861 Hickory Creek Ct	$3,396.18	$1,666.42	$5,062.60	$33,814.91
1865-1867 Hickory Creek Ct	$3,228.44	$1,666.42	$4,894.86	$33,814.91
1871-1873 Hickory Creek Ct	$3,228.44	$1,666.42	$4,894.86	$33,814.91
1877-1879 Hickory Creek Ct	$3,228.44	$1,666.42	$4,894.86	$33,814.91
1883-1885 Hickory Creek Ct	$3,228.81	$1,666.42	$4,895.23	$33,814.91
1889-1891 Hickory Creek Ct	$2,813.40	$1,666.42	$4,479.82	$33,814.91
12866-12868 Wheatland St	$2,813.03	$1,666.51	$4,479.54	$33,816.11
12872-12874 Wheatland St	$2,813.03	$1,666.42	$4,479.45	$33,814.91
Total	**$39,359.36**	**$21,663.55**	**$61,022.91**	**$439,595.03**

Property Tax Disclosure: Buyers are encouraged to independently verify future property tax obligations.

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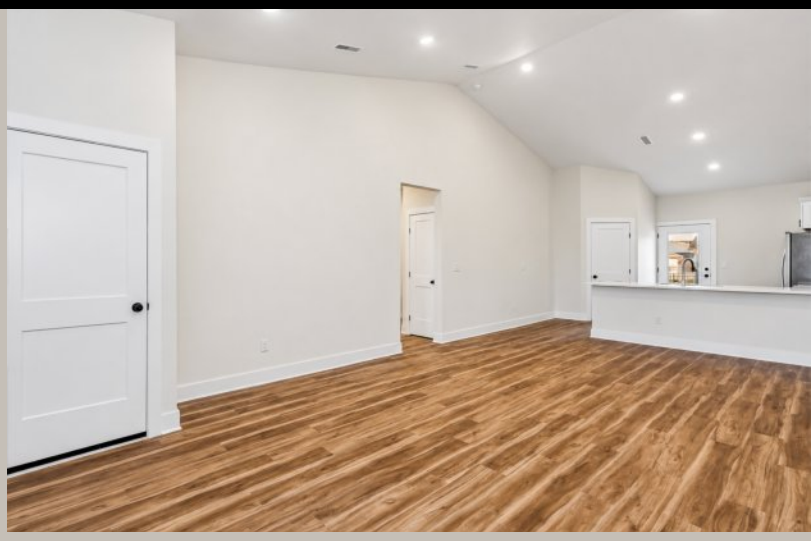
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